

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 8**

The Meeting of the Board of Supervisors of the Village Community Development District No. 8 was held on Friday, November 16, 2012 at 2:00 p.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Kelly Flores	Vice Chairman
Jack Reimer	Supervisor
Sal Torname	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Valerie Fuchs	District Counsel
Sam Wartinbee	District Property Management Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Brittany Wilson	Executive Assistant
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: **Call to Order**

A. Roll Call

Vice Chairman Flores called the meeting to order at 2:00 p.m. and stated for the record that three (3) Supervisors were present representing a quorum. Dennis Hayes and Charlie Gaines were absent. Vice Chairman Flores welcomed new Board Supervisor Torname.

B. Pledge of Allegiance

The Vice Chairman led the Pledge of Allegiance.

C. Administer Oath of Office to newly elected Supervisor Torname

Jennifer McQueary, District Clerk, administered the Oath of Office to newly elected Board Supervisor Torname.

D. Nomination of Chairman and Vice Chairman

This item was inadvertently missed and addressed at a later time.

E. First Time Meeting Attendees

The Board welcomed all those residents in attendance at a Village Community Development District No. 8 Board meeting for the first time.

F. Audience Comments

Nancy Perry, Village of Pennecamp, expressed concern about the lack of signage at the entrance of the Village of Pennecamp. Ms. Perry read a letter she sent to the Developer on May 1, 2011 into the record and provided the Board with a petition with approximately 200 signatures requesting signage for the Village of Pennecamp be provided at the intersection of Pennecamp Drive and St. Charles Place.

Ms. Perry also inquired about the lack of an ATM at the Pennecamp postal facility. Janet Tutt, District Manager, advised the District has no involvement with the installation of the ATM's at the postal facilities. Ms. Tutt explained, pertaining to the request for signage, the design standards south of CR 466 are different than north of CR 466 and do not include a sign at the entry ways of each village. Sam Wartinbee, District Property Management (DPM) Director, advised the Board the property at the intersection of Pennecamp Drive and St. Charles Place is owned by private property owners and is not owned by the District.

Supervisor Torname inquired how the new design plan was determined. Mr. Wartinbee stated a decision was made by the Developer that the neighborhood recreation centers would be named after the village in which it is located and would provide the only signage, other than the main entrances off of Buena Vista Boulevard or Morse Boulevard.

Supervisor Reimer stated the Board has received other requests to add signage and has previously chosen to maintain the consistency of the design standard south of CR 466.

Supervisor Torname inquired if the residents in Pennecamp would be willing to purchase a narrow portion of property and install a sign. Ms. Tutt stated the property is privately owned and not owned by the District or the Developer.

Ms. Perry inquired if the property owners gave permission, would the Board install a sign. Valerie Fuchs, District Counsel, advised the District could not expend funds to install signage on property it does not own.

Ms. Perry requested the Board provide a letter explaining why the request for signage was denied that she can provide to the residents. The Board concurred and Staff advised a letter would be provided to Ms. Perry.

D. Nomination of Chairman and Vice Chairman

Vice Chairman Flores read a letter into the record from Dennis Hayes, recently elected Supervisor, requesting the Board postpone the nomination of Chairman and Vice Chairman until all Supervisors are in attendance.

On MOTION by Jack Reimer, seconded by Sal Torname, with all in favor, the Board tabled the nomination of Chairman and Vice Chairman until the December 21, 2012 Board meeting.

SECOND ORDER OF BUSINESS: **Approval of Minutes for the Board Meeting held on October 19, 2012**

On MOTION by Jack Reimer, seconded by Sal Torname, with all in favor, the Board approved the Minutes for the Board Meeting held on October 19, 2012.

THIRD ORDER OF BUSINESS: **Financial Statements as of October 31, 2012**

David Miles, Financial Director, reviewed the cash analysis prepared on October 31, 2012 that identifies the District's investable balances as \$1,515,482 which was distributed among Citizens First Bank (CFB), State Board of Administration (SBA), the Florida Municipal Investment Trust (FMIVT) 1-3 year bond fund account and the Florida Governmental Investment Trust (FLGIT) funds. The Budget to Actual Statements for the month ending October 31, 2012 were provided to the Board identifying 8.33% of the Fiscal Year. Mr. Miles advised the District has received \$151 of the total budgeted revenues and the total expenditures are currently at 8.65%. During the month of October the District's expenditures exceeded its revenues by \$241,935.

FOURTH ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

Dave Freeman, DPM Supervisor, advised the Board the second phase of ribbon curbing installation in the villas has begun.

FIFTH ORDER OF BUSINESS: Request permission to proceed with deed compliance process

Diane Tucker, Administrative Operations Manager, stated in 2009 legislation amended Chapter 190 to provide Community Development Districts (CDD's) the ability to enforce certain external deed restrictions within the boundaries of a District through adoption of a Rule. The Rule adopts the existing Deed Restrictions pertaining to the external use or appearance of a homesite that are found to be in the best interest of the property owners and the Rule cannot amend or change the existing deed restrictions. Ms. Tucker stated the purpose of the Rule is to establish guidelines and operating policies and procedures relating to the enforcement of the adopted deed restrictions. Several conditions must exist within the District prior to the District becoming eligible to adopt a Rule to enforce deed compliance. First, the majority of the Board must be elected by qualified electors, which this District achieved on November 6, 2012, and a second condition is that the Declarant must provide the District with a written Memorandum of Agreement authorizing the District to enforce external deed restrictions. Ms. Tucker advised upon approval by the Board to proceed with the deed compliance process, it is anticipated the new process will begin on March 1, 2013 and the Architectural Review process will begin on May 1, 2013. Staff is requesting the Board authorize to proceed with the implementation of the deed compliance process.

Supervisor Torname inquired where the District's portion of funding would come from. Barbara Kays, Budget Director, advised the associated costs for deed compliance services were reviewed with the Board during the budget preparation process and the necessary funds for March 1, 2013 through September 30, 2013 will be paid through maintenance assessment revenue.

Supervisor Torname stated it would have been beneficial for him to receive more information on the deed compliance items, such as the matrix. Ms. Tutt advised the deed compliance process has not

begun for District 8 yet and the matrix would be provided to the Board once approval to proceed is provided.

Ms. Tucker stated the matrixes for Districts 1-5 are on the www.districtgov.org website; however, if Supervisor Torname would prefer, copies could be provided to him.

On MOTION by Jack Reimer, seconded by Sal Torname, with all in favor, the Board authorized Staff to proceed with the implementation of the deed compliance process.

SIXTH ORDER OF BUSINESS: Approval of Memorandum of Agreement with The Villages of Lake-Sumter, Inc.

Ms. Tucker advised a copy of the Memorandum of Agreement, executed by the Declarant, has been provided to the Board. This agreement provides the necessary approval by the Declarant for the District to proceed with the deed compliance process.

Supervisor Torname stated the Memorandum of Agreement refers the Chapter II of the District's Rule and requested clarification. Ms. Fuchs clarified Chapter II is the chapter of the Rule designated for the deed compliance process should the Board adopt the Rule at an upcoming public hearing.

On MOTION by Jack Reimer, seconded by Sal Torname, with all in favor, the Board approved the Memorandum of Agreement between The Villages of Lake-Sumter, Inc., and the Village Community Development District No. 8 and authorized the chairman to execute the Memorandum of Agreement.

SEVENTH ORDER OF BUSINESS: Authorize publication of the District's intent to develop Chapter II of its Rule to Bring About Deed Compliance

Ms. Tucker advised Staff is requesting authorization from the Board to advertise the District's intent to develop Chapter II of its Rule to Bring About Deed Compliance and authorize a public hearing to be held February 15, 2013 at 2:00 p.m. for the purpose of adopting Chapter II of its Rule to Bring About Deed Compliance.

On MOTION by Sal Torname, seconded by Jack Reimer, with all in favor, the Board authorized the publication of the District's intent to develop Chapter II of its Rule to Bring About Deed Compliance and authorized the advertisement of a Public Hearing to be held on February 15, 2013 at 2:00 p.m. for the purpose of adopting Chapter II of its Rule to Bring About Deed Compliance.

EIGHTH ORDER OF BUSINESS: Approval to schedule workshop to review Deed Compliance Matrix and Architectural Review Manual

Ms. Tucker advised Staff is requesting the Board schedule a workshop on January 10, 2013 at 2:00 p.m., to be held in the District Office Board Room, to review and discuss the Matrix, standards and other documents needed to move forward with the process.

On MOTION by Sal Torname, seconded by Jack Reimer, with all in favor, the Board authorized Staff to schedule a workshop to review the Deed Compliance Matrix and Architectural Review Manual to be held on January 10, 2013, 2:00 p.m., District Board Room, 1894 Laurel Manor Drive, The Villages, Florida.

TENTH ORDER OF BUSINESS: Approval of schedule for Public Information Sessions

Ms. Tucker stated Staff has scheduled the following public information session dates to review the process with the residents of the District and requests the Board's approval to proceed:

- Wednesday, February 6, 2013, 9:00 a.m. until 11:00 a.m. at Lake Miona Recreation Center
- Thursday, February 7, 2013, 2:00 p.m. until 4:00 p.m. at Lake Miona Recreation Center
- Monday, February 11, 2013, 9:00 a.m. until 11:00 a.m. at SeaBreeze Recreation Center
- Tuesday, February 12, 2013, 2:00 p.m. until 4:00 p.m. at SeaBreeze Recreation Center

Ms. Tucker stated to accommodate all residents of the Districts, District 6 requested an evening session be scheduled, which Staff has scheduled for Thursday, February 7, 2013 at 7:00 p.m. at Colony Cottage Recreation Center.

Ms. Tucker stated information about the public information sessions will be posted in the newspaper, on the www.districtgov.org website, in the recreation centers and at the postal facilities.

On MOTION by Sal Tornado, seconded by Jack Reimer, with all in favor, the Board approved the schedule for the Public Information Sessions to review the Deed Compliance procedures and Matrix.

CONSENT AGENDA:

Chairman Flores advised a motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion will occur unless desired by a Board Member.

On MOTION by Jack Reimer, seconded by Sal Tornado, with all in favor, the Board approved the following items on the Consent Agenda:
TENTH ORDER OF BUSINESS: Approval to piggyback off of Sumter County Board of County Commissioners' RFP #010-0-2012/AT terms, conditions and unit prices with DRC Emergency Services, LLC and authorized the Chairman to sign the Agreement for Services.
ELEVENTH ORDER OF BUSINESS: Adoption of Resolution 13-01 amending the Fiscal Year 2011/2013 budgets in the amount of: General Fund \$2,770,786; 2008 Debt Service Fund \$6,291,948; 2010 Phase II Debt Service Fund \$ 6,007,711; 2010 Phase III Debt Service Fund \$4,731,245; 2008 Capital Projects Fund \$796,501; 2010 Phase II Capital Projects Fund \$6,127,156 and 2010 Phase III Capital Projects Fund \$2,757,804 as the Final Approved Amended Budgets for the District.

TWELFTH ORDER OF BUSINESS: Old Business Status Update

There were no items to be addressed on the Old Business Status Update.

THIRTEENTH ORDER OF BUSINESS: Interest Overpayments re: Bond Assessment Payoff

Mr. Miles advised at the October 19, 2012 meeting, the Board voted to refund assessment interest overpayments if the application is received by the District prior to September 30, 2013. Mr. Miles stated a total of 43 properties owners would be eligible to receive a refund totaling \$27,486. The refund application form has been revised slightly to include an information section designed to provide clarification of the refunding process.

Supervisor Torname inquired if the application would be posted to the www.districtgov.org website. Ms. Tutt advised Staff will make the application form available on the website and will be aggressive in the advertising for the process.

FOURTEENTH ORDER OF BUSINESS: Staff Reports

A. VHA Resolution re: Project Wide Fund

Ms. Tutt requested a Board member volunteer to assist Staff in the review of ideas for the Resolution to assemble a committee to review the Project Wide Fund.

Supervisor Reimer volunteered to assist Staff with the process. Ms. Tutt stated if other Board members have input to please provide it to Staff via email or request a meeting with Staff.

FIFTEENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel reports.

SIXTEENTH ORDER OF BUSINESS: Supervisor Comments

Supervisor Reimer inquired if District 8 would hold its Board Meeting on December 21, 2012. Ms. Tutt advised Districts 5 and 6 have to meet to address bond refunding items; however, District 7 has cancelled their December 21, 2012 meeting. Ms. Tutt stated cancelling the meeting is a Board decision, however, if the meeting is cancelled and any critical matters occur a special meeting could be called.

Supervisor Reimer stated he is in favor of cancelling the meeting due to the holidays.

<p>On MOTION by Jack Reimer, seconded by Sal Torname, with all in favor, the Board cancelled the December 21, 2012 regular scheduled Board meeting.</p>
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SEVENTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 2:53 p.m.

On MOTION by Sal Torname seconded by Jack Reimer, with all in favor, the Board adjourned the meeting.

Janet Y. Tutt
Secretary

Kelly Flores
Vice Chairman